

Rolling Mill Hill, Nashville, Tennessee

Rolling Mill Hill was the home to Nashville General Hospital from 1890 to the 1990s. Offering sweeping views of downtown Nashville, this 34-acre site encompassed several buildings and structures, including one in a notable Art Deco style architecture, a Victorian building with its original copper roof from the 1800s, and a smokestack. The property was also home to six red-brick, single-story buildings which were completed sometime between 1938 and 1941, by the Works Progress Administration, and were used to house several city public works departments. Prior to 1890, the property was used as a processing terminal for wheat, corn and lumber, which would go through roller mills and be carried away by steamboats to other towns and factories along the river, hence the property is commonly known as Rolling Mill Hill. In the 1990s, when the hospital moved to another location, those buildings became vacant. As for the former Public Works Garage buildings, they remained in use until the mid-2000s. In 2004, Metropolitan Development and Housing Agency (MDHA) was the recipient of an EPA 104(k) Brownfields Assessment grant, a Cleanup grant, and a Revolving Loan Fund grant to address environmental issues from previous property uses. Lead, thallium and polycyclic aromatic hydrocarbons were found on the property as a result of the assessments. The MDHA entered into Brownfields Voluntary Agreements, containing risk-driven land use restrictions, with the Tennessee Department of Environment and Conservation, Division of Remediation, and now, this property is back to productive re-use.

The existing former-hospital buildings of historical significance were re-used in the form of apartments. The original Public Works Garages, added to the National Register of Historic Places in 2010, are now artists' lofts and are home to several companies and non-profit offices. Nance Place, which entails additional buildings built on-site, is a Tax Credit Workforce Housing Development and is Platinum LEED certified. While Nance Place is the first Platinum LEED multi-family project registered in Tennessee, the entire site is being designed as a LEED neighborhood development. \$50 million in commercial and residential investment was leveraged on the redevelopment of Rolling Mill Hill, where the mixed-use community complements the continued resurgence of downtown Nashville.



The former Nashville General Hospital property before being put back into productive re-use.



The former Metro Public Works Garages are now home to non-profits, artist lofts, and several companies.